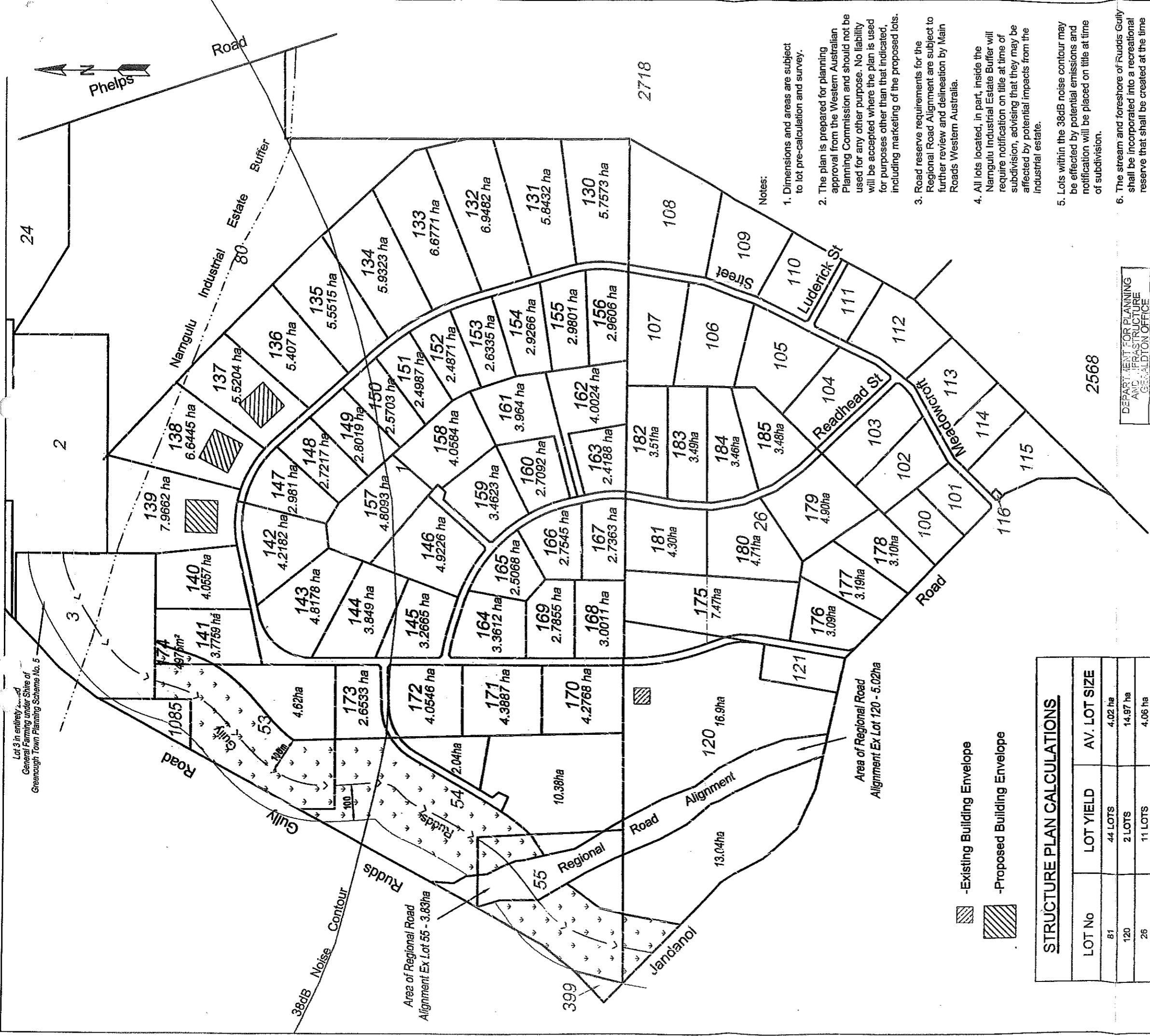


Lot 3 in entirety owned
General Farming under Shire of
Greenough Town Planning Scheme No. 5



Notes:

1. Dimensions and areas are subject to lot pre-calculation and survey.
2. The plan is prepared for planning approval from the Western Australian Planning Commission and should not be used for any other purpose. No liability will be accepted where the plan is used for purposes other than that indicated, including marketing of the proposed lots.
3. Road reserve requirements for the Regional Road Alignment are subject to further review and delineation by Main Roads Western Australia.
4. All lots located, in part, inside the Narngulu Industrial Estate Buffer will require notification on title at time of subdivision, advising that they may be affected by potential impacts from the industrial estate.
5. Lots within the 38dB noise contour may be effected by potential emissions and notification will be placed on title at time of subdivision.
6. The stream and foreshore of Rudds Gully shall be incorporated into a recreational reserve that shall be created at the time of subdivision of the relevant landholdings.
7. Lots directly abutting the Regional Road Alignment will be subject to review regarding minimum lot size during TPS No 4 Review.
8. No further subdivision of Lot 175 will be permitted until such time as the balance portion of Lot 120 is acquired in accordance with the Structure plan.

DEPARTMENT FOR PLANNING AND INFRASTRUCTURE
GERALDTON OFFICE
2 8

FILE 801/3/2/14 PV

STRUCTURE PLAN CALCULATIONS		
LOT No	LOT YIELD	AV. LOT SIZE
81	44 LOTS	4.02 ha
120	2 LOTS	14.97 ha
26	11 LOTS	4.06 ha
* 175	2 LOTS	4.50 ha
53 / 54	3 LOTS	5.68 ha
LAND EXCHANGE AREAS		
LOT 175 - 120		1.737 ha
LOT 55 - 120		1.474 ha

* Calculations for Lot 175 include portion of adjoining Lot 120 and area of road reserve excluded to determine average lot area calculations.

*** Regional Road Alignment and Noise Contour Digital Data supplied by Department for Planning and Infrastructure Spatial Information and Research Team.**

LAND WEST
URBAN AND RURAL PLANNING CONSULTANTS

Suite 1 & 2 Geraldton Central
65 Chapman Road Geraldton WA 6530
PO BOX 1597 Geraldton WA 6531
Email : info@landwest.net.au
Phone : (08) 9965 0550
Fax : (08) 9965 0559

CLIENT: PORTSTYLE NOMINEES PTY LTD
TITLE: PROPOSED MODIFICATIONS
RUDDS GULLY SPECIAL RURAL
STRUCTURE PLAN

DEPARTMENT FOR PLANNING AND INFRASTRUCTURE
GERALDTON OFFICE
2 8 MAY 2007
FILE 801/3/2/14 PV

CERTIFICATE OF TITLE: 1918 / 32 DATE LAST MODIFIED: 04/05/2007 DESIGNED: GMB DRAWN: PCR / DSM PLAN: 07101-06

APPROVED: BY: APPROVED: 19720244

SCALE: 1:10 000 @A3 SCALE: 1:10 000 @A3

This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land duly described, and the person responsible for any losses or damages caused to any persons who may use the information for a purpose for which it was not intended.